

TOWN OF AMENIA  
PLANNING BOARD  
SPECIAL MEETING  
SYMS/AMENIA HILLS  
MARCH 16, 2006

PRESENT: Chairman George Fenn  
Jim Walsh  
Gina Mignola  
Eliot Soroka  
Bill Flood  
Jay Dedrick  
Michael Hayes, Attorney

ABSENT: Tony Robustelli

Chairman George Fenn called the meeting to order at 7:05 P.M. Final approval of the project cannot be given until the Town Board resolves the water issue, however preliminary approval can be given.

Eliot Soroka brought up the fact that the escrow account is low and with January, February, and this meeting wonder if the meeting should continue. Michael Hayes answered that \$10,000 had just been put into the escrow account and almost exhausted due to all the work that has been done. The applicant will not get final approval until the escrow account has been satisfied. Mr. Syms will be asked to deposit more money as soon as possible. In the future, the Supervisor has done a form letter that will be sent to the applicant, when the escrow account is in arrears, the applicant would not be able to meet before any Board.

Chairman Fenn started with the comments from Greenplan and Ted Fink's comments. Michael Signato Attorney for the Syms was present. Jeff Kane, from H.D.R.L. & S. representing Mr. and Mrs. Syms spoke to the Board stating that there were only two of the comments from Ted Fink's office where they did not agree. They were # 7 and #9. Michelle Garay from Greenplan attended from Mr. Fink's office. She stated that a deed restriction was needed and would be the best, particularly along the eastern boundary. Michael Hayes stated that the deed restriction would insure that future homeowners would be aware that this property would be operating under this restriction. In reference to comment #9, we have no objection to. At the final approval, they will show the plantings to bring back the Bog Turtle habitat. There should be some notice on the plans as to the plantings that will be going on. On comment, #8 the hedgerow will be preserved and plantings will only be placed in the gap in the hedgerow.

Gina Mignola asked if there was fencing around the whole project. What fencing is there and what fencing needs to be there seems to be a question. Mr. Syms stated the only area that is not fenced is behind lot #3, 5, 7, and 9. Mr. Kane stated that these plans have been updated and the Board has not seen those plans yet. Mr. Syms stated there was no problem in placing fence behind #3, 5, 7, & 9. Ms. Garay stated that the fencing needs to be put on the plans. The fence proposed will be a three-board fence. Ms. Mignola asked if the fence went around the whole project excluding the wetlands or just where there is no fencing now. Bill Flood stated that there is an existing fence around the whole perimeter, however, Mr. Kaye owns part of the fencing, and the applicant owns the rest. In the findings statement, the applicant is responsible for putting fencing around the entire perimeter

excluding the wetlands. Ms. Garay stated that the landscape architect stated, "No additional fencing or screening required on the north side." Mr. Syms will fence the buffer.

In regards to Mike Soyka's memo of 03/06/06, Mr. Kane and the Syms did not have any issue with the comments. The only non-technical issue is that the town will maintain the storm water and road. The Board stated the town was not going to maintain the road therefore not the storm water management. Eliot Soroka was concerned about underground inspection. There needs to be a certification on the map that this underground inspection has been done.

A date of April 6<sup>th</sup>, 2006 was set for a Public Hearing for the Syms-Amenia Hills Project.

The meeting was closed at 8:05 P.M.

Respectfully submitted,

Susan M. Metcalfe  
Planning Board Secretary

The foregoing represents unapproved minutes of the Town of Amenia from a special meeting held on March 16<sup>th</sup>, 2006 and are not to be construed as the final official minutes until so approved.

      X       Approved as read

             Approved with: deletions, corrections, and additions.